AMENDMENTS TO THE CLAIMS

This listing of claims will replace all prior versions, and listings, of claims in the application:

1. (Currently Amended)   A method comprising:

deploying a copy of a computer program to each of a plurality of audit firms, each of the audit firms operating independently of each other and having a reporting relationship with a common investment entity, each of the plurality of audit firms conducting an audit of a real estate property and generating an associated set of current net operating income (NOI) values, each copy of said computer program including an interactive global NOI audit model and user-viewable standards, procedures, documentation, and reporting requirements, said computer program operating to receive a first input data associated with the respective real estate property and to generate a respective current NOI audit report associated with each of said real estate properties, each of the audit firms having a computer system comprising a plurality of computers, said deploying resulting in each of the computer systems executing said computer program;

using at least some of said computer systems to input said respective first input data by at least some of the audit firms to said computer program; and

receiving by the investment entity a plurality of current NOI audit reports, each of said reports being generated by execution of a copy of said computer program on one of said computer systems and reflecting said received associated first input data, wherein all said received current NOI audit reports have been developed by substantially similar audit practices resulting from the audit firms using said interactive global NOI audit model and user-viewable standards, procedures, documentation, and reporting requirements.

2. (Previously presented)   The method as set forth in claim 1, further comprising:

generating a respective underwriting NOI audit report based on each of at least some of said received current NOI audit reports, said respective underwriting NOI audit report being calculated from a second respective input data including identified values corresponding to selected portions of said first respective input data; and

inputting said second respective input data by said investment entity into a copy of said computer program configured to run said respective current NOI audit report, wherein all respective underwriting NOI audit reports are developed by substantially identical audit practices.

3. (Previously presented)   The method as set forth in claim 2, further comprising the step of generating a respective consolidated NOI summary report, said consolidated NOI summary report including data derived from said respective underwriting NOI audit report and said respective current NOI audit report.

4. (Original)   The method as set forth in claim 1, wherein said step of deploying a computer program comprises transmitting said computer program over a network.

5. (Original)   The method as set forth in claim 1, wherein said step of deploying a computer program comprises transmitting said computer program by recording said computer program on digital data storage media and distributing said media.

6. (Previously Presented)   A method comprising:

using a computer system comprising a plurality of computers to input first input data by each of a plurality of audit firms into a copy of a computer program, each one of said plurality of audit firms having one of said computer systems associated therewith, said first input data corresponding to an associated real estate property, each of the plurality of audit firms operating independently of each other and having a reporting relationship with a common investment entity, each of the plurality of audit firms conducting an audit of a real estate property and generating an associated set of

current net operating income (NOI) values, all of said copies of said computer program being identical, said computer program including an interactive global NOI audit model and user-viewable standards, procedures, documentation and reporting requirements, said computer program calculating a current NOI report from said first input data;

generating a respective current NOI audit report by executing each of said copies of said computer program on a respective computer system of said plurality of audit firms; and

transmitting to the investment entity said generated current NOI audit reports.

7. (Withdrawn)   An interactive computer program for generating at least one underwriting net operating income (NOI) set of values based on a respective current NOI set of values determined as part of a corresponding current NOI audit of a real estate property, comprising: a first input module for receiving at least one first item of information; a second input module for receiving at least one second item of information; a first calculating module for calculating a current NOI set of values from said at least one first item of information; a second calculating module for calculating an underwriting NOI set of values from said calculated current NOI set of values and said at least one item of second information; and an output module for outputting of at least one of the current NOI set of values and the underwriting NOI set of values.

8. (Withdrawn)   The computer program as set forth in claim 7, wherein said at least one first item of information comprises: static and historical information including deal data, general asset data, and prior data, income information, and expense information related to said real estate property.

9. (Withdrawn)   The computer program as set forth in claim 8, wherein the income information comprises: commercial rental income data and commercial lease testing data, non-commercial lease testing data, commercial recovery analysis data, percentage rent testing data, and non-commercial income data related to said real estate property.

10. (Withdrawn)   The computer program as set forth in claim 8, wherein the expense information comprises: real estate tax bill data, tax bill data, insurance data, utilities data, repair and maintenance data, service contract testing data, management fee data, general and administrative data, advertising and promotion data, professional fees and services data, payroll expense data, payroll testing data, and non-operating expense data.

11. (Withdrawn)   The computer program as set forth in claim 8, wherein the first input module, the second input module, the first calculating module, the second calculating module, and the output module are functions of at least one spreadsheet computer program.

12. (Withdrawn)   A digital storage media including an operational interactive program for auditing of real estate properties comprising: a program stored in said media for receiving data and generating from said data at least one current net operating income (NOI) set of values and at least one corresponding underwriting NOI set of values determined as part of a corresponding current NOI audit of a real estate property; and an output module stored in said media for outputting said at least one of the current NOI set of values and said at least one underwriting NOI set of values.

13. (Withdrawn)   The product as set forth in claim 12, wherein said data is at least one first item of information comprising: static and historical information including deal data, general asset data, and prior data, income information, and expense information.

14. (Withdrawn)   The product as set forth in claim 13, wherein the income information comprises: commercial rental income data and commercial lease testing data, non-commercial lease testing data, commercial recovery analysis data, percentage rent testing data, and non-commercial income data.

15. (Withdrawn) The product as set forth in claim 12, wherein the expense information comprises: real estate tax bill data, tax bill data, insurance data, utilities data, repair and maintenance data, service contract testing data, management fee data, general and administrative data, advertising and promotion data, professional fees and services data, payroll expense data, payroll testing data, and non-operating expense data.

16. (Withdrawn)   The product as set forth in claim 12, wherein the program and the output module are functions of at least one spreadsheet computer program.

17. (Withdrawn)   The product as set forth in claim 12, wherein said digital recording media comprises a magnetic data storage media.

18. (Withdrawn)   The product as set forth in claim 12, wherein said digital recording media comprises optical data storage media.